

PB# 85-23

UPS/COFAB Corp.

4-3-2.222

COFAB Corp. Site Plan

85-23-

W. J. ...

approved 5/22/85
 filed with T.C. 8/14/85 ph -

General Receipt

TOWN OF NEW WINDSOR

555 Union Avenue
 New Windsor, N. Y. 12550

6513

May 8 1985
 \$25.00

Received of

Co.-Fab.-Corp.

For

Twenty Five 00/100 DOLLARS
 Site Plan Application #85-23

DISTRIBUTION

FUND	CODE	AMOUNT
Check # 1694		25.00

By

Pauline M. Townsend

Town Clerk

Title

Williamson Law Book Co., Rochester, N. Y. 14609

General Receipt

TOWN OF NEW WINDSOR

555 Union Avenue
 New Windsor, N. Y. 12550

6786

August 13, 1985

Received of

Denlar Associates

\$100.00

For

Site Plan One Hundred and 00/100 DOLLARS
 Site Plan Approval (85-23) COFAB

DISTRIBUTION

FUND	CODE	AMOUNT
Check # 1003		100.00

By

Pauline M. Townsend

Town Clerk

Title

Williamson Law Book Co., Rochester, N. Y. 14609

General Receipt

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

6513
May 8 1985

Received of Co-Fab Corp. \$ 25.00

Twenty Five 00/100 DOLLARS

For Site Plan Application # 85-23

DISTRIBUTION

FUND	CODE	AMOUNT
Check # 1694		25.00

By Pauline M. Townsend
Town Clerk (JW)

Title

Williamson Law Book Co., Rochester, N. Y. 14609

General Receipt

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

6786
August 13 1985

Received of Sanlar Associates \$ 100.00

Site Plan One Hundred and 00/100 DOLLARS

For Site Plan Approval (85-23 COFAB)

DISTRIBUTION

FUND	CODE	AMOUNT
Check # 1003		100.00

By Pauline M. Townsend
Town Clerk

Title

Williamson Law Book Co., Rochester, N. Y. 14609

Fire Insp. ✓
Fire Bureau ✓
Eng. ✓
Water ✓
Sanitary ✓
Highway ✓

approved 5/22/85 subject too: shrubs
drainage in bldg
map signed -

Memo FROM: P.V. CUOMO, P.E.

TOWN OF NEW WINDSOR

555 UNION AVENUE

NEW WINDSOR, NEW YORK 12550

TO:

(HENRY REYNS)
CHAIRMAN
(PLANNING BOARD)

DATE: MAY 22/85

SUBJECT:

UPS REVIEW BY EAG.

---FOLD HERE---

I HAVE WORKED WITH ARCHITECT
WITFIELD ON THIS PROJECT
AS FAR AS REQUIRING VARIOUS ITEMS
IN REGARDS TO DRAINAGE, SITE
CONFIGURATION, SEWER SERVICE
AND WATER SERVICE.

THESE CHANGES HAVE BEEN
MADE AND I RECOMMEND
APPROVAL OF THE DRAINAGE, WATER
AND SEWAGE FACILITIES OF THIS
PROJECT.

by

PVC

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, New York 12550

is a two-sided form)

85-23

Date Received 5/8/86
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid 1250

APPLICATION FOR SITE PLAN APPROVAL

1. Name of Project UPS / COFAR CORPORATION
2. Name of applicant COFAR CORPORATION Phone 561 6110
Address 740 Broadway P.O. Box 224 Newburgh, N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip Code)
3. Owner of record RAE WAY INTERNATIONAL Phone 947 1330
Address _____ Spry St. N.Y.
(Street No. & Name) (Post Office) (State) (Zip Code)
4. Name of person preparing plan WITFIELD GROUP Phone 561 3150
Address WINDY HILL NEWBURGH N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip Code)
5. Attorney NONE Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip Code)
6. Location: On the SOUTH side of INDUSTRIAL Rd. (Proposed)
WINDY HILL Rd.
800 feet SOUTH
(direction)
of WINDY HILL ROAD
(Street)
7. Acreage of parcel 6.67
8. Zoning district _____
9. Tax map designation: Section SUBDIVISION PARCEL 4
4 Block 3 Lot(s) 2.222
10. This application is for the use and construction of OFFICE & PACKAGE
FACILITY FOR UPS.
11. Has the Zoning Board of Appeals granted any variance or special permit concerning this property? _____ If so, list case No. and Name _____
12. List all contiguous holdings in the same ownership
Section _____ Block _____ Lot(s) _____

FOR OFFICE USE ONLY:

Schedule _____ Column _____ Number _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION, CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

8th day of May, 1985

[Signature]
Applicant's Signature

Per 2
Title

[Signature]
Notary Public
SHIRLEY B. HASSDENTEUFEL
Notary Public, State of New York
No. 4763799
Qualified in Orange County
Commission Expires March 30, 1986

OWNER'S ENDORSEMENT

(Completion required ONLY if applicable)

COUNTY OF ORANGE }
STATE OF NEW YORK } SS.:

being duly sworn, deposes and says that he resides

PO Box 2846 Newburgh, N.Y. In the

county of ORANGE and State of N.Y.

and that he is (the owner in fee) of Per 2 of the ACEAD
(Official Title)

Corporation which is the owner in fee) of the premises described in the foregoing application and that he has authorized Julius A. Cappola to make the foregoing application for special use approval as described herein.

Sworn before me this.

8 day of May, 1985

[Signature]
(Owner's Signature)

[Signature]
Notary Public

SHIRLEY B. HASSDENTEUFEL
Notary Public, State of New York
No. 4763799
Qualified in Orange County
Commission Expires March 30, 1986

for review, comments & signature

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval United Parcel Service
Subdivision _____ as submitted by _____
for the building or subdivision of _____
has been reviewed by me and is approved ✓ d: approved _____

If disapproved, please list reason.

Fred [Signature]
HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval United Parcel
Subdivision _____ as submitted by Wittfield + Remick
for the building or subdivision of Gateway International Park
has been reviewed by me and is approved ✓ d: s:approved

~~If disapproved, please list reason.~~

According to their plans, they are proposing
a 2" water tap. However, due to United
Parcel's future expansion plans, I recommend
a minimum of a 4" or 6" line for adequate
fire protection & volume - mainly a Sprinkler Sys.

HIGHWAY SUPERINTENDENT

Steve D. Divo
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

3 on the agenda:

COFAB (United Parcel) Site Plan
Wembley Road
represented by Witfield Architectural Group

Mr. Witfield: Water Department requested a 4 inch water line. United Parcel will put in a sprinkler system so we will probably put a larger one in. We will work with the Water Department. The sprinkler system is in the second phase.

Mr. Cuomo: They will have 1% pitch on top of blacktop.

Mr. Witfield: There is good drainage.

Mr. Spignardo: I know UPS is very fussy with their trucks. They keep them very clean. How will they do this?

Mr. Capolla: We went to see another of their buildings. They clean the trucks inside the building.

Mr. Spignardo: Should be on the map. I am concerned for runoff.

Mr. Capolla: That is internal.

Mr. Witfield: We will add a note.

Chairman Reynolds: What about trees?

Mr. Witfield: There are some trees on the property.

Mr. Spignardo: There should be a landscape plan.

Mr. Witfield: There is a grass area.

Chairman Reynolds: We would like some trees and ground planting.

Are you as high as Insulpane?

Mr. Witfield: We are lower than Insulpane.

Mr. Capolla: Twenty four feet (24).

It is lower than Coke.

Mr. Witfield: The roof is probably lower than first floor of Coca Cola.

Chairman Reynolds: Could trees be put on the plans.

Mr. Capolla: This can be done. We can put in trees.

Would rather not put trees right in front of the building because of the deep roots. What about shrubs?

Mr. Van Leeuwen: Landscaping will dress it up. Low growing shrubs.

Mr. Witfield: Your point is well taken.

Mr. Capolla: When we went to Lakewood I was so impressed with the building. This one will be the same.

Motion by Henry Van Leeuwen seconded by Dan McCarville that the Planning Board of the Town of New Windsor approve the Cofab (United Parcel) Site Plan located on Wembley Road off Temple Hill Road subject to trees, low growing shrubs on left side where parking is, low shrubs in front of building and interior drainage shown on site plan.

Roll call: Jones:yes
Scheible:yes
Schiefer:yes
Van Leeuwen:yes
McCarville:yes
Spignardo:yes
Reyns: yes

Motion carried 7-0 7 ayes, no nays.

Mr. Capolla to return with corrected site plan and fee of \$100.00 to have plans signed and fee collected.

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#4 on the Agenda:

PLUM POINT SITE PLAN
ROUTE 9W
represented by Tom Perna

Mr. Perna: I am here this evening to ask you gentlemen if I may pay the fees in parts. We would always be ahead. The recreation fee \$12,500 which represents 50 units at the time of the approval plans are signed, \$12,500 payment which equals payment for 50 units at the time of application for the first building permit and then the payments thereafter in \$12,500 increments at the time of pulling the 51st building permit, etc.

Discussion.

Mr. Perna: If the Planning Board could recommend this to the Town Board, this would be very helpful.

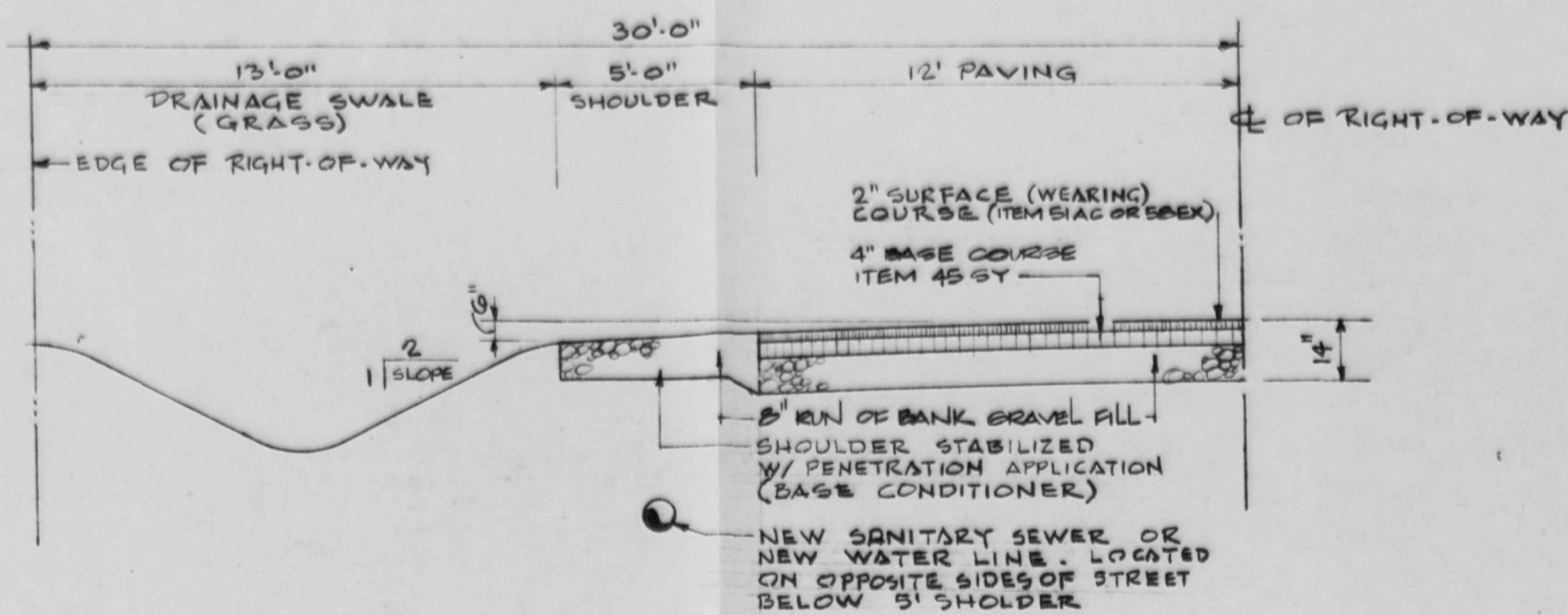
Motion by Henry Van Leeuwen seconded by Lawrence Jones that the Planning Board of the Town of New Windsor send a letter to the Town Board and recommend that they consider the following proposal:

Due to the size of the Plum Point Site Plan and the subsequent inordinate amount of cash required of payment for the recreational fees is proposed:

(a) the payment of \$12,500 (which represents 50 units at the time of signing of the approved plan and
(b) the payment of \$12,500 (which equals payment for 50 units at the time of application for the first building permits), and the payment thereafter in \$12,500 increments at the time of pulling the 51st building permit, etc.

In summary, they propose to pay for 100 units of recreation fees or \$25,000 prior to the time of obtaining each 50 units so that the Town of New Windsor will always be 100 units ahead of their building permits.

Roll call: Jones:yes
Scheible:yes



APPROVAL BLOCK	
AGENCY	APPROVAL RECEIVED
TOWN ENGINEER	<input type="checkbox"/>
BUILDING INSPECTOR	<input type="checkbox"/>
WATER DEPARTMENT	<input type="checkbox"/>
SANITATION DEPARTMENT	<input type="checkbox"/>
FIRE INSPECTOR	<input type="checkbox"/>
HIGHWAY DEPARTMENT	<input type="checkbox"/>
ORANGE CO. HIGHWAY DEPT.	<input type="checkbox"/>
N.Y. STATE DEPT. OF TRANS.	<input type="checkbox"/>
TOWN PLANNING BOARD	<input type="checkbox"/>

LEGEND

- = EXISTING CONTOUR ELEVATION
- - - = NEW CONTOUR ELEVATION
- - SAN = 12" SANITARY SEWER & MANHOLE (NEW)
- - SAN = EXISTING SANITARY SEWER & MANHOLE (EXISTING)
- = PROPERTY LINE
- - - = CHAIN LINK FENCE
- - - = ROAD RIGHT-OF-WAY
- = NEW ROAD
- = NEW 10" TRANSITE PIPE WATER LINE EXCEPT WHERE NOTED OTHERWISE
- = NEW FIRE HYDRANTS
- = STREET LIGHT
- = WATER LINE (EXISTING) PERMANENT EASEMENTS EXIST. SAN. OR STORM DR.

NOTE
3 PHASE, 13,200 VOLT
POWER CAPACITY IS
AVAILABLE ON ROUTE 207

THIS PARCEL TO BE
DEDICATED TO THE
TOWN ALONG WITH
THE ROAD RIGHT-OF-WAY

RIGHT-OF-WAY NOTE
OWNERS OF PARCELS ALONG ROAD RIGHT-OF-WAYS SHALL BE GIVEN RIGHT-OF-WAY ACCESS UNTIL SUCH TIME AS ROAD RIGHT-OF-WAYS ARE DEDICATED TO THE TOWN.

GENERAL NOTES

- ALL SURVEY INFORMATION WAS TRACED FROM "BOUNDARY & TOPOGRAPHICAL MAP" DATED 28 FEB. 1977, AS PREPARED BY KARTIGANER ASSOCIATES, P.C., NEWBURGH, N.Y., AND TITLED "LANDS TO BE ACQUIRED BY WILLIAM HELMER".
- NEW SEWER TO BE PVC PIPE, WITH TEES FOR EACH SUBDIVISION SITE.
- NEW WATER LINE TO BE 10" DUCTILE IRON.
- FIRE HYDRANTS SHALL BE MUSELER #107.
- FENCES SHALL BE INSTALLED BETWEEN ADJACENT RESIDENTIAL LANDS & INDUSTRIAL PARK AS REQUIRED.
- THE ENTRANCES TO THE SITE @ THE INTERSECTIONS OF THE NEW ROAD & ROUTE 207 & TEMPLE HILL ROAD SHALL BE 30' WIDE FOR A DISTANCE OF THE RADIUS PLUS 10'.
- ACCESS ROAD TO BE CONSTRUCTED TO TOWN OF NEW WINDSOR SPECIFICATIONS.

AREA OF SITE
= 67.27 ACRES

REVISIONS: SEP. 12, 1979
SEP. 21, 1979
SEP. 26, 1979
SEP. 26, 1981
OCT. 13, 1981
OCT. 22, 1981

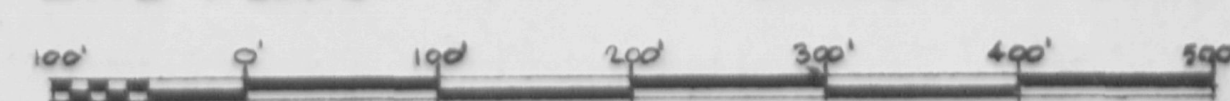
DATE: 11 MAY 1977



WITFIELD & REMICK
INC.
25 WILSON AVENUE
NEWBURGH, NEW YORK
(914) 561-5100, 1980



GATEWAY INTERNATIONAL PARK
FOREIGN TRADE ZONE - SITE 2
SITE PLAN
SCALE: 1" = 100'-0"



SUBDIVISION PLAN

APPROVED BY THE
BUREAU OF FIRE PREVENTION
TOWN OF NEW WINDSOR, N.Y.
DATE: 11 MAY 1977
SIGNATURE: [Signature]